

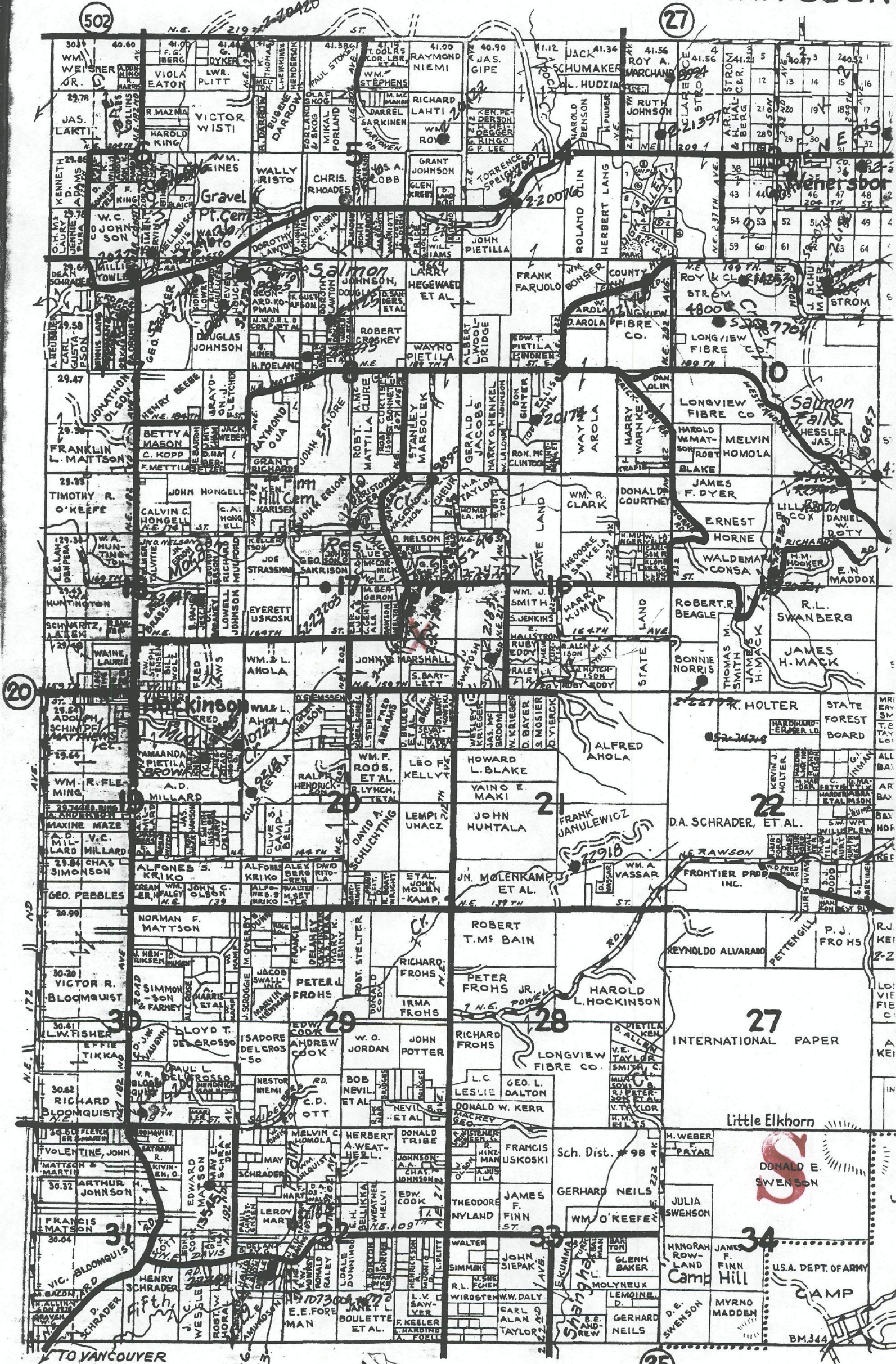
FOR SALE BY  
**METSKER MAPS**

111 SO. TENTH ST., TACOMA, WASHINGTON  
1222 THIRD AVE., SEATTLE, WASHINGTON

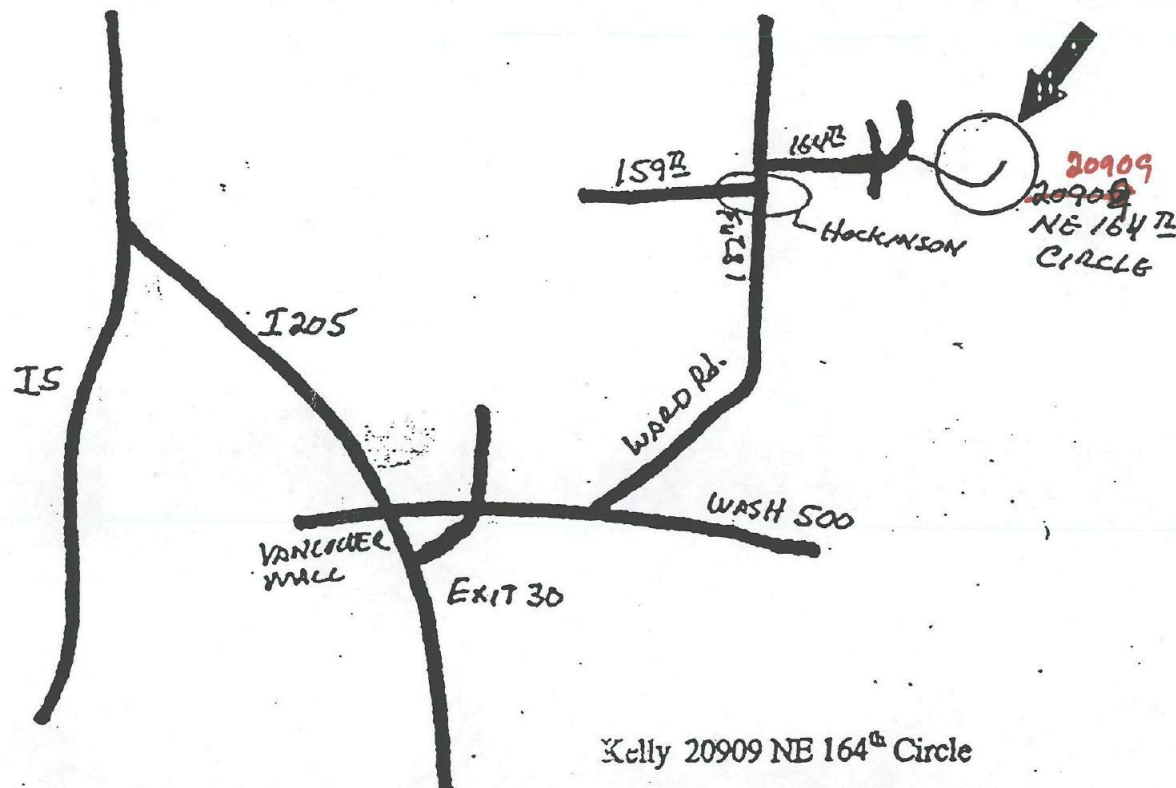
DATED- SEPT. 1974

SCALE 2 IN. = 1 MILE.

**TOWNSHIP 3 N., R**  
**CLARK COUN**

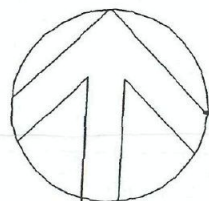






Kelly 20909 NE 164<sup>th</sup> Circle

Cell Phone 503-720-0011



## VICINITY MAP



Go north on I205 to the Vancouver Mall, State Route 500, Exit 30. Stay in the right lane.  
 At the second traffic light take a right. This should still be SR 500 - Fourth Plain Road.  
 Go East for about 1 mile to the 3<sup>rd</sup> traffic light (Ward Road).  
 Go north on Ward Road for about 7 miles (Ward becomes 182<sup>nd</sup>) into the village of Hockinson.  
 Go straight through the stop sign in Hockinson and take your first right (164<sup>th</sup> Street).  
 Go up the hill past the school and through the stop sign at (202<sup>nd</sup> Ave.)  
 Just past the stop sign, the road makes a sharp turn left. Our drive is on the curve. (Look for 20909 sign)  
 Take the right-hand drive and follow it down to the pond

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO.: K99650JP

SUBJECT TO AND RESERVING UNTO THE GRANTOR an easement for the purpose of ingress, egress and utilities over, under and across a strip of land in the Southeast quarter of the Southeast quarter of Section 17, Township 3 North, Range 3 East, Willamette Meridian, Clark County, Washington, 5.00 feet in width, more particularly described as follows:

BEGINNING at the Southeast corner of the Southeast quarter, of said Section 17; thence North  $02^{\circ}18'20''$  East, along the East line of the Southeast quarter, of said Section 17, for a distance of 511.51 feet; thence North  $87^{\circ}20'28''$  West, along the South line of that certain tract of land conveyed to John R. Marshall by deed recorded under Auditor's File No. G 575710, records of Clark County, Washington, for a distance of 793.99 feet; thence North  $02^{\circ}18'20''$  East, parallel to the East line of the Southeast quarter of said Section 17, for a distance of 5.00 feet to the TRUE POINT OF BEGINNING; thence North  $02^{\circ}18'20''$  East, parallel to the East line of the Southeast quarter, of said Section 17, for a distance of 95.00 feet; thence North  $87^{\circ}20'28''$  West, parallel to the South line of the Southeast quarter of said Section 17 for a distance of 5.00 feet; thence South  $02^{\circ}18'20''$  West parallel with the East line of the Southeast quarter of said Section 17, for a distance of 95.00 feet; thence South  $87^{\circ}20'28''$  East, parallel with the South line of the Southeast quarter of said Section 17, for a distance of 5.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the East 60.00 feet of Lot 32 of the plat of SUNNYHILL ESTATES, according to the plat thereof recorded in Volume 'J' of Plats, at page 071, records of Clark County, Washington.

EXCEPT that portion of the said East 60.00 feet lying North of an East-West easement as shown on said plat through the Northeast portion of said Lot 32.

SUBJECT TO EXHIBIT 'A'

ORDER NO.: K99650JP

FUTURE TAXES AND ASSESSMENTS AS THEY ARE DUE. EASEMENT AS RECORDED IN AUDITOR #G36324, BOOK 478, PAGE 33; #G36327, BOOK 478, PAGE 36; #7802080087; #9406280332.

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CHICAGO TITLE INSURANCE COMPANY

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DESCRIPTION:

ORDER NO.: K99650JP

feet; thence North  $57^{\circ}44'24''$  West, 75.86 feet; thence North  $59^{\circ}01'45''$  West, 82.04 feet; thence North  $65^{\circ}22'30''$  West, 112.76 feet; thence North  $48^{\circ}30'31''$  West, 91.89 feet; thence North  $46^{\circ}49'45''$  West, 128.93 feet; thence North  $57^{\circ}44'05''$  West, 128.48 feet; thence North  $08^{\circ}37'01''$  West, 62.28 feet; thence North  $41^{\circ}33'37''$  East, 16.45 feet; thence North  $03^{\circ}59'02''$  West, 66.22 feet; thence North  $21^{\circ}30'16''$  East, 36.07 feet; thence North  $77^{\circ}14'36''$  East, 54.41 feet; thence North  $86^{\circ}40'42''$  East, 99.82 feet; thence South  $50^{\circ}00'53''$  East, 24.20 feet; thence South  $19^{\circ}57'02''$  East, 170.16 feet; thence South  $43^{\circ}50'25''$  East, 130.03 feet; thence South  $63^{\circ}41'52''$  East, 92.59 feet; thence South  $58^{\circ}50'07''$  East, 138.37 feet; thence South  $40^{\circ}23'52''$  East, 69.79 feet; thence South  $17^{\circ}07'57''$  East, 11.36 feet; thence South  $11^{\circ}52'15''$  West, 44.36 feet; thence South  $28^{\circ}16'53''$  East, 43.18 feet; thence South  $20^{\circ}35'45''$  West, 30.16 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO an easement for the purpose of ingress, egress, and utilities over, under and across a strip of land in the South half of the Southeast quarter of Section 17, Township 3 North, Range 3 East, Willamette Meridian, Clark County, Washington, 60 feet in width the centerline of which is described as follows:

BEGINNING at the Southeast corner of the Southeast quarter of said Section 17; thence North  $02^{\circ}18'20''$  East, along the East line of the Southeast quarter of said Section 17, for a distance of 1319.89 feet, to the Northeast corner of that certain tract of land conveyed to John P. Marshall by deed recorded under Auditor's File No. G 575710, records of Clark County, Washington; thence North  $87^{\circ}20'28''$  West, along the Northerly line of said Marshall tract for a distance of 1435.39 feet to the Southerly right-of-way line of N.E. 164th Street; thence along said right-of-way line, along the arc of a 237.59 foot radius non-tangent curve to the right, through a central angle of  $11^{\circ}16'41''$  for an arc distance of 46.77 feet, the long chord which bears South  $69^{\circ}59'15''$  West, 46.69 feet to the TRUE POINT OF BEGINNING; thence along the arc of a 70.00 foot radius non-tangent curve to the left, through a central angle of  $34^{\circ}03'05''$  for an arc distance of 41.60 feet, the long chord which bears South  $70^{\circ}18'55''$  East, 40.99 feet; thence South  $87^{\circ}20'28''$  East, 160.87 feet; thence along the arc of a 70.00 foot radius curve to the right through a central angle of  $79^{\circ}18'54''$ , for an arc distance of 96.90 feet; thence South  $08^{\circ}01'34''$  East, 131.50 feet; thence along the arc of a 82.11 foot radius curve to the left through a central angle of  $122^{\circ}36'32''$ , for an arc distance of 175.70 feet; thence North  $49^{\circ}21'54''$  East, 136.40 feet; thence along the arc of a 179.20 foot radius curve to the right through a central angle of  $42^{\circ}15'25''$ , for an arc distance of 132.16 feet; thence along the arc of a 497.73 foot radius reverse curve to the left through a central angle of  $15^{\circ}50'29''$ , for an arc distance of 137.61 feet; thence North  $75^{\circ}46'51''$  East, 162.22 feet to the terminus of said centerline description.

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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: K99650JP

A tract of land in the Southeast quarter of the Southeast quarter, of Section 17, Township 3 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Southeast corner of the Southeast quarter of said Section 17; thence North  $87^{\circ}20'28''$  West, along the South line of the Southeast quarter of said Section 17 for a distance of 1031.51 feet to the TRUE POINT OF BEGINNING; thence continuing North  $87^{\circ}20'28''$  West, along the South line of the Southeast quarter of said Section 17 for a distance of 5.00 feet to the Southeast corner of the plat of SUNNYHILL ESTATES, according to the plat thereof recorded in Volume 'J' of plats at page 071, records of Clark County, Washington; thence North  $01^{\circ}50'22''$  East, 521.55 feet along the East line of said plat; thence South  $87^{\circ}20'28''$  East, along the South line of said plat, parallel to the South line of the Southeast quarter of said Section 17, for a distance of 241.77 feet; thence North  $02^{\circ}18'20''$  East, along the East line of said plat, parallel to the East line of the Southeast quarter of said Section 17 for a distance of 798.38 feet; thence South  $87^{\circ}20'28''$  East, along the North line of that certain tract of land conveyed to John R. Marshall by deed recorded under Auditor's File No. G 575710, records of Clark County, Washington, for a distance of 220.47 feet; thence South  $27^{\circ}13'23''$  East, 441.09 feet; thence South  $48^{\circ}31'08''$  West, 468.00 feet; thence North  $87^{\circ}20'28''$  West, parallel to the South line of the Southeast quarter of said Section 17, for a distance of 95.00 feet; thence South  $02^{\circ}18'20''$  West, parallel to the East line of the Southeast quarter of said Section 17, for a distance of 95.00 feet; thence North  $87^{\circ}20'28''$  West, parallel to the South line of the Southeast quarter of said Section 17, for a distance of 241.72 feet; thence South  $01^{\circ}50'22''$  West, 516.55 feet to the TRUE POINT OF BEGINNING.

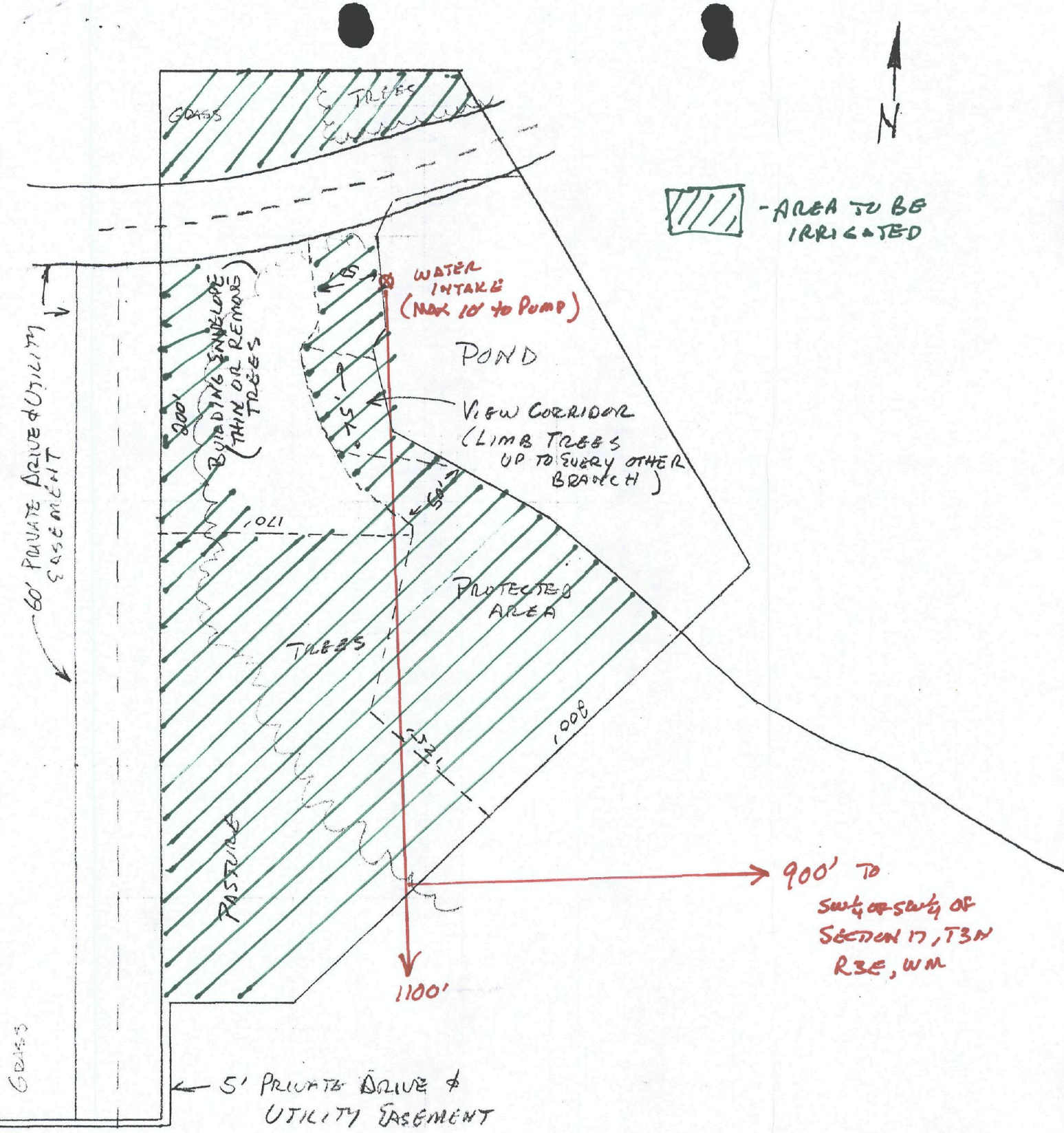
TOGETHER WITH AND SUBJECT TO a recreational easement over, under and across an existing pond area, described as follows:

BEGINNING at the Southeast corner of the Southeast quarter, of said Section 17; thence North  $02^{\circ}18'20''$  East, along the East line of the Southeast quarter of said Section 17, for a distance of 704.28 feet; thence North  $87^{\circ}41'40''$  West, 36.83 feet to the edge of an existing pond, said point being the TRUE POINT OF BEGINNING; thence along the edge of an existing pond the following course; thence North  $76^{\circ}43'17''$  West, 73.77

Continued . . .

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REF: CONSERVATION COVENANT 9805010364  
 PARCEL 2 IN THE SE 1/4 OF THE SE 1/4  
 OF SECTION 17, T. 3N., R. 3E., WM  
 CLARK COUNTY, WASHINGTON

**S**

SCALE: 1" = 100'



On: 03/25/1999 At: 03:39 pm

**Department of Ecology (4610)**  
**PO Box 5128**  
**Lacey, WA 98509-5128**  
**(360) 407-7095**

Receipt Number **99-019694**



Date 03/26/1999

Receipt Name

Check/Draw Number	5214
Document Amount	\$12.00
Method of Payment	Check
Comment Description	WATER RIGHTS

[illegible]